

ATTACHMENT A
Matrix Worksheet: Related Municipal Code
Planning Commission - June 11, 2008

Comparison of Development Standards for Business District Parcels

- Development in a District must meet both the underlying Commercial Arterial (CA) zone standards and Business District Overlay zone standards
- Stand alone residential must meet CA zone and Business District Overlay zone standards and Urban Design Regulations
- Mixed-use structures (commercial and residential) must meet CA zone and Business District Overlay zone standards and Urban Design Regulations

The matrix below and on the following pages are of applicable code sections for projects in a Business District.

<i>Project Type</i>	<i>Project in CA only, not in District Overlay</i>	<i>Commercial Project (non-residential) in CA and District Overlay</i>	<i>Mixed use (com/res) or Residential only in CA and District Overlay</i>	Comments
Applicable Development Standards	Commercial Arterial (CA) 4-2-120A	Business District Overlay 4-3-040E	Urban Design Regulations District B 4-3-100	

Development Standards	Commercial Arterial (CA) 4-2-120A	Business District Overlay 4-3-040E	Urban Design Regulations District B 4-3-100	Comments
LOT DIMENSIONS				
Minimum Lot Size <i>for lots created after Nov. 10, 2004</i>	None, except: 1,200 sq. ft. in the Sunset, NE Fourth, and Puget Business Districts. See maps in RMC <u>4-3-040</u> .			Sunset and Puget have minimum lot sizes, should others?
Minimum Lot Width/Depth <i>for lots created after Nov. 10, 2004</i>	None			
LOT COVERAGE				
Maximum Lot Coverage for Buildings	65% of total lot area or 75% if parking is provided within the building or within an on-site parking garage.			
DENSITY (Net Density in Dwelling Units per Net Acre)				
Minimum Net Residential Density ⁹	None, except in the NE Fourth, Puget, Rainier, and Sunset Business Districts (see maps in RMC <u>4-3-040</u>): 10 dwelling units per net acre.			Minimum is 10 du/net acre for Districts
Maximum Net Residential Density ⁹	20 dwelling units per net acre. 60 dwelling units per acre within the NE Fourth, Puget, Rainier, and Sunset Business Districts for buildings with mixed commercial and residential use in the same building. The 60 dwelling units per acre only applies to the parcel and/or parcels that contain the mixed use building. See maps in RMC <u>4-3-040</u> .			Maximum is 20 du/net acre in residential only structure. In mixed use structure the maximum is 60 du/net acre. Rainier does not allow residential only, residential must be part of mixed use

Development Standards	Commercial Arterial (CA) 4-2-120A	Business District Overlay 4-3-040E	Urban Design Regulations District B 4-3-100	Comments
				building.
SETBACKS				
Minimum Front Yard¹⁸	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.			
Maximum Front Yard¹⁸	None, except 15 ft. in the Rainier Avenue, Sunset, NE Fourth and Puget Business Districts. See maps and standards in RMC <u>4-3-040</u> .	Maximum front setback of fifteen feet (15') from the property line. In the NE Fourth Business District, the fifteen-foot (15') setback may be modified to accommodate the Boulevard Improvement Plan. When the fifteen-foot (15') setback is modified, a fifteen-foot (15') landscaped buffer shall be required within the enlarged setback. Required parking shall not be located within a modified setback.		Maximum setback of 15 feet in Districts.
Minimum Side Yard Along a Street¹⁸	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.			
Minimum Freeway Frontage Setback	10 ft. landscaped setback from the property line.			
Minimum Rear Yard¹⁸	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.			

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Minimum Side Yard ¹⁸	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.			
Clear Vision Area	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC <u>4-11-030</u> .			
BUILDING LIMITATIONS				
Maximum Gross Floor Area of Any Single Commercial Use on a Site	None, except: a. In the NE Fourth Business District: 65,000 gross sq. ft. b. In the Puget and Sunset Business Districts: 35,000 sq. ft. Restrictions do not apply to uses subject to net density limitations and grocery stores (see maps in RMC <u>4-3-040</u>).			Two districts have restrictions on floor area size of commercial only structures, should others?
Maximum Gross Floor Area of Any Single Office Use on a Site ^{2,9}	None, except: a. In the NE Fourth Business District: 65,000 gross sq. ft. b. In the Puget and Sunset Business Districts: 35,000 sq. ft. The total gross square footage of these uses shall not exceed 50% of the gross square footage of the site. ^{2,9} These restrictions do not apply to residential uses, which are subject to net density limitations. (See maps in RMC <u>4-3-040</u> .)			Two districts have restrictions on floor area size of office only structures and total allowed lot coverage (50%). Should other districts?

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Building Orientation	N/A except in the NE Fourth, Puget, Rainier, and Sunset Business Districts. See RMC 4-3-040 for standards	None		CA says there are standards in the District for building orientation, but there are none. Should orientation standards be created for Business District? Examples of such standards are in the Design Regulations.
2. Building Location and Orientation: Intent: To ensure visibility of businesses; establish active, lively uses along sidewalks and pedestrian pathways; organize buildings in such a way that pedestrian use of the district is facilitated; encourage siting of structures so that natural light and solar access are available to other structures and open space; enhance the visual character and definition of streets within the district; provide an appropriate transition between buildings, parking			Minimum Standards for Districts ‘A’, ‘B’ and ‘D’: i. Orient buildings to the street with clear connections to the sidewalk. ii. The front entry of a building shall not be oriented to a drive aisle, but instead a public or private street or landscaped pedestrian-only courtyard.	How would these building orientation standards work with potential entry standards? Should the second standard of no front entry oriented towards a drive aisle be applied to Districts?

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areas, and other land uses and the street; and increase privacy for residential uses located near the street.				
LANDSCAPING				
Minimum On-Site Landscape Width Required Along the Street Frontage	10 ft., except where reduced through the site plan development review process. <u>There are additional landscaping standards for pedestrian connections in the NE Fourth, Puget, Rainier and Sunset Business Districts. See maps and standards at RMC 4-3-040.</u>			
H. 1. Landscaping: Intent: Landscaping is intended to reinforce the architecture or concept of the area; provide visual and climatic relief in areas of expansive paving or structures; channelize and define logical areas of pedestrian and vehicular circulation; and add to the aesthetic enjoyment of the area by the community.			a. Minimum Standards for All Districts: i. All pervious areas shall be landscaped (see RMC 4-4-070 , Landscaping). ii. Street trees are required and shall be located between the curb edge and building, as determined by the City of Renton. iii. On designated pedestrian-oriented streets, street trees shall be installed with tree grates. For all other streets, street tree treatment shall be as determined by the City of Renton (see illustration, subsection H3a of this Section). iv. The proposed landscaping shall be consistent with the design intent and program	Should the Design Regulations for landscaping be applied to Districts?

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			<p>of the building, the site, and use.</p> <p>v. The landscape plan shall demonstrate how the proposed landscaping, through the use of plant material and nonvegetative elements, reinforces the architecture or concept of the development.</p> <p>vi. Surface parking areas shall be screened by landscaping in order to reduce views of parked cars from streets (see RMC 4-4-080F7, Landscape Requirements). Such landscaping shall be at least ten feet (10') in width as measured from the sidewalk (see illustration, subsection H3b of this Section). Standards for planting shall be as follows:</p> <p>(a) Trees at an average minimum rate of one tree per thirty (30) lineal feet of street frontage. Permitted tree species are those that reach a mature height of at least thirty five feet (35'). Minimum height or caliper at planting shall be eight feet (8') or two inch (2") caliper (as measured four feet (4') from the top of the root ball) respectively.</p> <p>(b) Shrubs at the minimum rate of one per twenty (20) square feet of landscaped area. Shrubs shall be at least twelve inches (12") tall at planting and have a mature height between three feet (3') and four feet (4').</p> <p>(c) Ground cover shall be planted in sufficient quantities to provide at least ninety percent (90%) coverage of the landscaped area within three (3) years of installation.</p> <p>(d) The applicant shall provide a maintenance assurance device, prior to occupancy, for a</p>	

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			<p>period of not less than three (3) years and in sufficient amount to ensure required landscape standards have been met by the third year following installation.</p> <p>(e) Surface parking with more than fourteen (14) stalls shall be landscaped as follows:</p> <p>(1) Required Amount:</p> <table><tr><th>Total Number of Spaces</th><th>Minimum Required Landscape Area*</th></tr><tr><td>15 to 50</td><td>15 square feet/parking space</td></tr><tr><td>51 to 99</td><td>25 square feet/parking space</td></tr><tr><td>100 or more</td><td>35 square feet/parking space</td></tr></table> <p>* Landscape area calculations above and planting requirements below exclude perimeter parking lot landscaping areas.</p> <p>(2) Provide trees, shrubs, and ground cover in the required interior parking lot landscape areas.</p> <p>(3) Plant at least one tree for every six (6) parking spaces. Permitted tree species are those that reach a mature height of at least thirty five feet (35'). Minimum height or caliper at planting shall be eight feet (8') or two inch (2") caliper (as measured four feet (4') from the top of the root ball) respectively.</p> <p>(4) Plant shrubs at a rate of five (5) per one hundred (100) square feet of landscape area. Shrubs shall be at least sixteen inches (16") tall at planting and have a mature height between</p>	Total Number of Spaces	Minimum Required Landscape Area*	15 to 50	15 square feet/parking space	51 to 99	25 square feet/parking space	100 or more	35 square feet/parking space	
Total Number of Spaces	Minimum Required Landscape Area*											
15 to 50	15 square feet/parking space											
51 to 99	25 square feet/parking space											
100 or more	35 square feet/parking space											

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			<p>three feet (3') and four feet (4').</p> <p>(5) Up to fifty percent (50%) of shrubs may be deciduous.</p> <p>(6) Select and plant ground cover so as to provide ninety percent (90%) coverage within three (3) years of planting; provided, that mulch is applied until plant coverage is complete.</p> <p>(7) Do not locate a parking stall more than fifty feet (50') from a landscape area.</p> <p>vii. Regular maintenance shall be provided to ensure that plant materials are kept healthy and that dead or dying plant materials are replaced.</p> <p>viii. Underground, automatic irrigation systems are required in all landscape areas.</p>	
			<p>b. Guidelines Applicable to all Districts:</p> <p>i. Landscaping should be used to soften and integrate the bulk of buildings.</p> <p>ii. Landscaping should be provided that appropriately provides either screening of unwanted views or focuses attention to preferred views.</p> <p>iii. Use of low maintenance, drought-resistant landscape material is encouraged.</p> <p>iv. Choice of materials should reflect the level of maintenance that will be available.</p>	Should any of these guidelines be applied to Districts?

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			<p>v. Seasonal landscaping and container plantings are encouraged, particularly at building entries and in publicly accessible spaces.</p> <p>vi. Window boxes, containers for plantings, hanging baskets, or other planting feature elements should be made of weather-resistant materials that can be reasonably maintained.</p> <p>vii. Landscaping should be used to screen parking lots from adjacent or neighboring properties.</p>	
			<p>c. Guidelines Applicable to Districts ‘B’ and ‘E’:</p> <p>i. Front yards should be visible from the street and visually contribute to the streetscape.</p> <p>ii. Decorative walls and fencing are encouraged when architecturally integrated into the project.</p>	Should any of these guidelines be applied to Districts?
Minimum On-Site Landscape Width Along the Street Frontage Required When a Commercial Lot is <i>Adjacent</i>⁸ to Property Zoned Residential, RC, R-1, R-4, R-8, R-10, R-14, or RM	<p>15 ft. wide sight-obscuring landscape strip.^{3,5}</p> <p>If the street is a designated principal arterial¹ non-sight-obscuring landscaping shall be provided unless otherwise determined by the Reviewing Official through the site plan development review process. <u>There are additional landscaping standards for pedestrian connections in the NE Fourth, Puget, Rainier and Sunset</u></p>			

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	<u>Business Districts. See maps and standards at RMC 4-3-040.</u>			
Minimum Landscape Width Required When a Commercial Lot Is <i>Abutting</i>⁷ Property Zoned Residential, RC, R-1, R-4, R-8, R-10, R-14, or RM	15 ft. wide landscaped visual barrier consistent with the definition in RMC <u>4-11-120</u> . A 10 ft. sight-obscuring landscape strip may be allowed through the site plan development review process. <u>There are additional landscaping standards for pedestrian connections in the NE Fourth, Puget, Rainier and Sunset Business Districts. See maps and standards at RMC 4-3-040.</u> ^{3,4}			
HEIGHT				
Maximum Building Height , ^{14,16} except for Public uses with a “Public Suffix” (P) designation ²⁰	50 ft., except 35 ft. for residential use only buildings in the Sunset and NE Fourth Business Districts. See maps in RMC 4-3-040. <u>Heights may exceed the maximum height with a Conditional Use Permit.</u> ¹⁶ <u>In no case shall height exceed the limits specified in RMC 4-3-020.</u>			Should there be a bonus for height? An example of allowing a height bonus, where heights could go above 50 feet, could be for providing structured parking below or above ground on site. Heights currently may exceed the 50 feet maximum through a Conditional Use Permits.
Maximum Height for Wireless Communication Facilities	See RMC <u>4-4-140G</u> .			
SCREENING				

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Outdoor, Loading, Repair, Maintenance, Work, or Storage Areas; Surface-Mounted Utility and Mechanical Equipment; Roof Top Equipment (Except for Telecommunication Equipment)	See RMC <u>4-4-095</u> .			<p>4-4-095 Standards:</p> <p>D. SURFACE MOUNTED EQUIPMENT:</p> <p>1. General Screening: All on-site surface mounted utility equipment shall be screened from public view. Screening shall consist of equipment cabinets enclosing the utility equipment, solid fencing or a wall of a height at least as high as the equipment it screens, or a landscaped visual barrier allowing for reasonable access to equipment. Equipment cabinets, fencing, and walls shall be made of materials and/or colors compatible with building materials.</p> <p>E. ROOF-TOP EQUIPMENT:</p> <p>All operating equipment located on the roof of any building shall be enclosed so as to be screened from public view, excluding telecommunications equipment. Shielding shall consist of the following:</p> <p>1. New Construction: Roof wells, clerestories, or parapets, walls, solid fencing, or other similar solid, nonreflective</p>

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				<p>barriers or enclosures as determined by the Reviewing Official to meet the intent of this requirement.</p> <p>2. Additions to Existing Buildings: Where the existing roof structure cannot safely support the required screening, or where the integrity of the existing roof will be compromised by the screening, the Reviewing Official may authorize painting of the equipment to match the approximate color of the background against which the equipment is viewed, or an equivalent nonstructural method to reduce visibility.</p> <p>F. OUTDOOR STORAGE, LOADING, REPAIR, MAINTENANCE AND WORK AREAS:</p> <p>2. Outdoor Loading, Repair, Maintenance and Work Areas – Commercial and Industrial Zones: Screening is not required, except when the subject commercial or industrial lot abuts or is adjacent to a residentially zoned lot, i.e., RC, R-1, R-4, R-8, RMH, R-10, R-14, RM, and the regulated activity is proposed</p>

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				<p>on the side of the property abutting or adjacent to the listed zones. In such cases, a fence, or landscaping, or a landscaped berm, or a combination thereof is required as determined by the Reviewing Official to achieve adequate visual or acoustical screening. These provisions may be modified by the Reviewing Official through the site plan review process, or the modification process for site-plan exempt proposals, where the applicant can show that the same or better result will occur because of creative design solutions, unique aspects or use, etc.</p> <p>3. Outdoor Storage – Commercial or Industrial Zones: When permitted by the underlying zone, outdoor storage must be screened from adjacent or abutting properties and public rights-of-way. Outdoor storage uses shall provide sight-obscuring fences or solid walls a minimum of six feet (6') in height, berming, and/or landscaping as determined by the Reviewing Official to achieve adequate visual or acoustical screening. Outside storage shall not be permitted in any required</p>

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				<p>setback area. Products or materials covered by buildings with roofs but without sides shall be considered outside storage and subject to the screening provisions of this Section. Exterior sales of autos, boats and motorcycles are not considered outdoor storage.</p> <p>G. VEHICLE STORAGE SCREENING, CA ZONE:</p> <p>In lieu of subsection F3 of this Section, vehicle storage screening shall include the following: fencing, berming, enclosing walls and landscaping, as determined by the Reviewing Official, sufficient to achieve substantial visual and acoustical screening, shall be provided to screen adjacent and abutting properties, public rights-of-way and limited rights-of-way.</p>
<p>5. Service Element Location and Design: (from 4-3-100.E)</p> <p>Intent: To reduce the potential negative impacts of service elements (i.e., waste receptacles, loading docks) by locating service and loading</p>			<p>a. Minimum Standards for All Districts:</p> <p>i. Service elements shall be located and designed to minimize the impacts on the pedestrian environment and adjacent uses. Service elements shall be concentrated and located where they are accessible to service vehicles and convenient for tenant use (see illustration, RMC 4-3-100E7e).</p>	<p>Should these Design Regulations be added or are the Screening standards above enough?</p>

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areas away from high-volume pedestrian areas, and screening them from view in high visibility areas.			<p>ii. Garbage, recycling collection, and utility areas shall be enclosed, consistent with RMC 4-4-090, Refuse and Recyclables Standards, and RMC 4-4-095, Screening and Storage Height/Location Limitations.</p> <p>iii. In addition to standard enclosure requirements, garbage, recycling collection, and utility areas shall be enclosed on all sides, including the roof and screened around their perimeter by a wall or fence and have self-closing doors (see illustration, RMC 4-3-100E7f).</p> <p>iv. The use of chain link, plastic, or wire fencing is prohibited.</p> <p>v. If the service area is adjacent to a street, pathway, or pedestrian-oriented space, a landscaped planting strip, minimum three feet (3') wide, shall be located on three (3) sides of such facility.</p>	
			b. Guideline Applicable to All Districts: Service enclosure fences should be made of masonry, ornamental metal or wood, or some combination of the three (3).	Should these guidelines be part of District standards?
Refuse or Recyclables	See RMC 4-4-090 .			
PARKING				
General	See RMC 10-10-13 and RMC 4-4-080. For the NE Fourth, Sunset, Puget, and Rainier Avenue Business Districts, see RMC 4-3-040 .	The maximum number of parking spaces provided for uses within the corridor designation is limited to the minimum requirement in RMC 4-4-080F10 , Number of		Should the number of parking spaces required change considering the type of compact environment

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		<p>Required Parking Spaces. Garage structures shall not open directly onto a principal arterial or street. Parking lots shall be oriented to minimize their visual impact on the site.</p> <p>No more than six (6) stalls may be consecutively clustered without an intervening landscaped area a minimum of five feet (5') in width and the length of the stall.</p>		sought in these areas? For residential units, commercial uses, both or one?
Required Location for Parking	N/A		F.1.a. Minimum Standard for Districts 'A', 'B' and 'D': No surface parking shall be located between a building and the front property line or the building and side property line on the street side of a corner lot.	Should this regulation be applied to all project in Business Districts, rather than just projects with a residential use?
Structured Parking Garages			<p>d. Guidelines Applicable to Districts 'B' and 'E':</p> <p>i. Attached personal parking garages at-grade should be individualized and not enclose more than two (2) cars per enclosed space. Such garages should be architecturally integrated into the whole development.</p> <p>ii. Multiple-user parking garages at-grade should be enclosed or screened from view through any combination of walls, decorative grilles, or trellis work with landscaping.</p> <p>iii. Personal parking garages should be individualized whenever possible with separate entries and architectural detailing in character with the lower density district.</p>	Should these guidelines be part of District standards?

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			iv. Large multi-user parking garages are discouraged in this lower density district and, if provided, should be located below grade whenever possible.	
PEDESTRIAN ACCESS				
General	A pedestrian connection shall be provided from a public entrance to the street, in order to provide direct, clear and separate pedestrian walks from sidewalks to building entries and internally from buildings to abutting retail properties. There are additional standards for the Rainier Avenue, NE Fourth, Sunset, and Puget Business Districts. See RMC 4-3-040 for maps and standards.			
		e. Pedestrian Connections: i. Location of Pedestrian Connections: (a) A minimum of one pedestrian connection shall be provided to connect the entry or entries of each detached building to the street in addition to sidewalks required in RMC 4-6-060F . (b) A minimum of one pedestrian connection shall be provided from each parking field located on the back and/or side of a building to the entry or entries. (c) A minimum of one pedestrian connection		

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		<p>shall be provided from each side of a property or development abutting or adjacent to commercial and/or residential uses.</p> <p>(d) Space for the minimum required pedestrian connections above shall be reserved for future pad development and when the proposed development is abutting or adjacent to an unused parcel.</p> <p>ii. Design Standard for Internal Pedestrian Connections:</p> <p>(a) Pedestrian connections shall be ADA accessible and a minimum of five feet (5') in width.</p> <p>(b) At least one of the following materials shall be used to define the walkway: pavers, changes in texture, or changes in the composition of the paving.</p> <p>(c) The entry and exit of the walkway shall be defined with a trellis, special railing, bollards, or other architectural features, as approved by the Reviewing Official.</p> <p>(d) Planting strips required in RMC 4-6-060F shall be located between the road and the required sidewalk. Trees, shrubs, ground covers, and perennial planting are required components of landscaping. Landscaping is subject to the requirements of RMC 4-4-070.</p> <p>(e) Bollards or other decorative features may be provided at the pedestrian access points between commercial and residential uses. Chains across vehicular or pedestrian access points are prohibited.</p>		

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SIGNS				
General	See RMC <u>4-4-100</u> . There are additional standards for the Rainier Avenue Business District at RMC <u>4-3-040</u> .	<p>2. Rainier Avenue Business District: The district shall have the following additional requirements:</p> <p>b. New billboards prohibited.</p> <p>c. Freestanding signs are restricted to monument signs.</p>		Should the unique Rainier District standards for signs be applied to all Districts?
LOADING DOCKS				
Location within Site	See RMC <u>4-4-080</u> . Shall not be permitted on the side of the lot adjacent to or abutting a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM.			
DUMPSTER/RECYCLING COLLECTION AREA				
Size and Location of Refuse or Recycling Areas	See RMC <u>4-4-090</u> .			
CRITICAL AREAS				
General	See RMC <u>4-3-050</u> .			
DESIGN REGULATIONS				
General	For the NE Fourth, Sunset, Puget, and Rainier Avenue Business Districts, see			

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	RMC <u>4-3-040</u> .			
Public Plazas		<p>There shall be provision of a public plaza of no less than one thousand (1,000) square feet with a minimum dimension of twenty feet (20') on one side abutting the sidewalk. The public plaza must be landscaped consistent with RMC <u>4-4-070</u>, including at minimum street trees, decorative paving, pedestrian-scaled lighting, and seating. These public plazas are to be provided at all intersections in the business districts at the intersections identified:</p> <p>i. In the NE 4th Business District, any intersection with NE 4th Street.</p> <p>ii. In the Sunset Business District, any intersection with Sunset Boulevard.</p> <p>iii. In the Puget Business District, at the intersection of Benson Road and Puget Drive.</p> <p>iv. In the Rainier Avenue Business District, at the intersections of Rainier Avenue and South 3rd, as well as Rainier Avenue and Airport Way.</p>		
FUTURE COMMERCIAL DEVELOPMENT PADS:				
		For parcels that are not fully developed, designate appropriate areas for future pad development to occur in later phases.		How does this work with minimum setbacks for sites with multiple buildings or areas where additional

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				<p>structures can be built?</p> <p>Should future development pad areas be part of a recorded document as required in the Rainier District if a primary structure? The Rainier District says there is a “maximum setback of 15 feet. Building setback for a primary use may exceed the maximum; provided, that a designated area for a future pad development that will conform to the maximum setback is established through a recorded document.”</p>
ADDITIONAL STANDARDS FOR STAND ALONE RESIDENTIAL USES:				
		<p>Site design shall include design elements that support a quality mixed use business district. The following minimum standards shall be met; however, the Reviewing Official may require additional elements consistent with site plan review criteria when determined necessary to integrate commercial and residential uses within this district.</p> <p>i. Street Grid: The project shall use a</p>		<p>Should these standards be changed or added to?</p>

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		<p>modified street grid system where residential buildings are oriented to a street. A public street grid system within the project shall be provided. No cul-de sacs allowed.</p> <p>Hammerhead turnarounds may only be used if the ends are able to accommodate future connection as part of the modified street grid system. Emergency fire access shall be provided through public streets or private easements connecting to the adjacent commercial or residential area.</p> <p>ii. Site Design: Each unit shall address the public street, private street, or court with a private residential entry on the front facade of the structure designed to provide individual ground floor connection to the outside.</p> <p>iii. Residential Building Size: A maximum of four (4) consecutively attached units shall be allowed.</p> <p>iv. Minimum Land Area: A minimum of one thousand two hundred (1,200) square feet of land area per dwelling unit is required. Each dwelling shall have a ground-related private useable outdoor space of at least two hundred (200) square feet with a minimum dimension of ten feet (10').</p> <p>v. Building Design Standards: Urban Design Regulations District B standards shall be required. See RMC 4-3-100. Distinctive building design shall be provided with a</p>		

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		<p>superior level of quality for materials, details, and window placement. A consistent visual identity shall be applied to all sides of building that can be seen by the general public. Buildings should integrate pitched roofs, dormer windows, etc., to illustrate residential massing. Variation of modulation of vertical and horizontal facades of a minimum of six feet (6') depth and twenty feet (20') length is required at a minimum of a forty-foot (40') interval to reduce overall bulk and add interest and quality. Facades may be articulated with bays, terraces, balconies, awnings, stoops, recessed openings, etc. Large “boxes” without articulation are not allowed. No parapet or roof line shall exceed one-half the length of the building facade without a change in elevation. Building entries should be the most prominent feature of the facade, emphasized through the use of materials and architectural detail such as towers, projections, varied roofs, trellis work, pergolas, or covered entryways.</p> <p>vi. Walling and Fencing: Any walling or fencing shall use materials used in the architectural treatment of the dwellings. In addition, where fencing occurs between residential and commercial uses, a minimum of one pedestrian access point shall be required consistent with the standards above.</p> <p>vii. Additional Residential Parking</p>		

Development Standards	Commercial Arterial (CA) 4-2-120A	Business District Overlay 4-3-040E	Urban Design Regulations District B 4-3-100	Comments
		Standards: Parking must be within an enclosed structure located to the rear of the primary structure or in a detached garage with rear access. If this absolutely cannot be accomplished due to physical constraints of the site, then garages shall be designed to have minimum impact on streetscape appearance and function through the use of shared drives, architectural detailing, or facade design. The required guest spaces for attached residential uses may be surface parking.		
G. ADDITIONAL STANDARDS FOR MIXED USE (WITHIN THE SAME BUILDING) COMMERCIAL AND RESIDENTIAL USES:				
		<p>i. Access: Hammerhead turnarounds may only be used if the ends are able to accommodate future connection as part of a modified street grid system. Emergency fire access shall be provided through public streets or private easements connecting to the adjacent commercial or residential area.</p> <p>ii. Site Design: Commercial space must be reserved on the ground floor of all mixed use buildings, at a minimum depth of thirty feet (30') along the street frontage on the ground floor in the NE 4th, Sunset, Rainier, and Puget Business District Overlay. Residential uses</p>		As seen in <i>ii. Site Design</i> , commercial space must be reserved on the ground floor of all mixed use buildings along the main streets in Business Districts. Should this same standard be applied to all street frontages in Business Districts, not just the main street?

Development Standards	Commercial Arterial (CA) 4-2-120A	Business District Overlay 4-3-040E	Urban Design Regulations District B 4-3-100	Comments
		<p>shall not be located in the ground floor commercial space, except for a residential entry feature linking the residential portion of the development to the street.</p> <p>iii. Building Design Standards: Urban Design Regulations District B standards shall be required. See RMC 4-3-100. Distinctive building design shall be provided with a superior level of quality for materials, details, and window placement. A consistent visual identity shall be applied to all sides of building that can be seen by the general public. Variation of modulation of vertical and horizontal facades of a minimum of six feet (6') depth and twenty feet (20') length is required at a minimum of a forty-foot (40') interval to reduce overall bulk and add interest and quality. Facades may be articulated with bays, terraces, balconies, awnings, stoops, recessed openings, etc. Large “boxes” without articulation are not allowed. No parapet or roof line shall exceed one-half the length of the building facade without a change in elevation. Building entries should be the most prominent feature of the facade, emphasized through the use of materials and architectural detail such as towers, projections, varied roofs, trellis work, pergolas, or covered entryways.</p> <p>iv. Additional Mixed Use Parking Standards: Parking for the residential units must be within an enclosed structure located under the residential portion of the building. The</p>		

Development Standards	Commercial Arterial (CA) 4-2-120A	Business District Overlay 4-3-040E	Urban Design Regulations District B 4-3-100	Comments
		required guest spaces for residential uses may be surface parking.		
<p>2. Rainier Avenue Business District: The district shall have the following additional requirements:</p> <p>a. Access points are to be consolidated to properties.</p> <p>b. New billboards prohibited.</p> <p>c. Freestanding signs are restricted to monument signs.</p> <p>d. Sidewalk width at the intersections of Rainier Avenue and SW Sunset Boulevard/South Third Street, Rainier Avenue and South Third Place, and Rainier Avenue and South Fourth Place shall be ten feet (10'), minimum.</p> <p>e. Maximum setback of fifteen feet (15').</p>				Should other districts have unique standards like these in Rainier?

Development Standards	Commercial Arterial (CA) 4-2-120A	Business District Overlay 4-3-040E	Urban Design Regulations District B 4-3-100	Comments
<p>Building setback for a primary use may exceed the maximum; provided, that a designated area for a future pad development that will conform to the maximum setback is established through a recorded document.</p> <p>f. The number of parking spaces provided for uses within the district is limited to the minimum requirement.</p>				
Urban Design Regs. Dist. B				
E. SITE DESIGN AND BUILDING LOCATION:				
			a. Minimum Standard for Districts ‘A’ and ‘B’: Maintain existing grid street pattern.	
<p>3. Building Entries: Intent: To make building entrances convenient to locate and easy to access, and ensure that building entries further the pedestrian nature of the fronting sidewalk and the urban</p>			<p>a. Minimum Standards for Districts ‘A’, ‘B’, ‘D’ and ‘E’:</p> <p>i. A primary entrance of each building shall be located on the facade facing a street, shall be prominent, visible from the street, connected by a walkway to the public sidewalk, and include human-scale elements.</p>	Should these standards be applied to Business Districts?

Development Standards	Commercial Arterial (CA) 4-2-120A	Business District Overlay 4-3-040E	Urban Design Regulations District B 4-3-100	Comments
character of the district.			<p>ii. Multiple buildings on the same site shall provide a continuous network of pedestrian paths and open spaces that incorporate landscaping to provide a directed view to building entries.</p> <p>iii. Ground floor units shall be directly accessible from the street or an open space such as a courtyard or garden that is accessible from the street.</p> <p>iv. Secondary access (not fronting on a street) shall have weather protection at least four and one-half feet (4-1/2') wide over the entrance or other similar indicator of access.</p> <p>v. Pedestrian access shall be provided to the building from property edges, adjacent lots, abutting street intersections, crosswalks, and transit stops.</p>	
			<p>c. Guidelines Applicable to Districts 'A', 'B' and 'C':</p> <p>i. Multiple buildings on the same site should provide a continuous network of pedestrian paths and open spaces that incorporate landscaping to provide a directed view to building entries.</p> <p>ii. Ground floor units should be directly accessible from the street or an open space such as a courtyard or garden that is accessible</p>	Should any of these guidelines be applied to Business Districts?

Development Standards	Commercial Arterial (CA) 4-2-120A	Business District Overlay 4-3-040E	Urban Design Regulations District B 4-3-100	Comments
			<p>from the street.</p> <p>iii. Secondary access (not fronting on a street) should have weather protection at least four and one-half feet (4-1/2') wide over the entrance or other similar indicator of access.</p> <p>iv. Pedestrian access should be provided to the building from property edges, adjacent lots, abutting street intersections, crosswalks, and transit stops.</p> <p>v. Features such as entries, lobbies, and display windows should be oriented to a street or pedestrian-oriented space; otherwise, screening or decorative features such as trellises, artwork, murals, landscaping, or combinations thereof should be incorporated into the street-oriented facade.</p>	
			<p>e. Guideline Applicable to Districts 'B' and 'E': Front yards should provide transition space between the public street and the private residence such as a porch, landscaped area, terrace, or similar feature.</p>	This guideline speaks to South Renton, where District B design regulations apply to residential units along public streets. Should residential units be allowed along streets in Business Districts or not. If allowed, should this guideline apply?
<p>4. Transition to Surrounding Development: Intent: To shape redevelopment</p>			<p>b. Minimum Standards for Districts 'B' and 'E': Careful siting and design treatment are necessary to achieve a compatible transition where new buildings differ from surrounding</p>	Should any of these standards be applied to projects in a Business District at the allowed 50

Development Standards	Commercial Arterial (CA) 4-2-120A	Business District Overlay 4-3-040E	Urban Design Regulations District B 4-3-100	Comments
projects so that the character and value of Renton’s long-established, existing neighborhoods are preserved.			<p>development in terms of building height, bulk, and scale. At least one of the following design elements shall be considered to promote a transition to surrounding uses:</p> <p>i. Setbacks at the side or rear of a building may be increased in order to reduce the bulk and scale of larger buildings and so that sunlight reaches adjacent yards; or</p> <p>ii. Building articulation provided to divide a larger architectural element into smaller pieces; or</p> <p>iii. Roof lines, roof pitches, and roof shapes designed to reduce apparent bulk and transition with existing development.</p>	feet, or for structures allowed to build above 50 feet? What type of setbacks standards should be created where an abutting property is in a less intense zone?
<p>4. Vehicular Access: Intent: To maintain a contiguous, uninterrupted sidewalk by minimizing, consolidating and/or eliminating vehicular access off streets within pedestrian environments and/or designated pedestrian-oriented streets.</p>			<p>a. Minimum Standard for Districts ‘B’ and ‘E’: Parking lots and garages shall be accessed from alleys when available.</p>	Should this standard be applied to Business Districts in case alleys are created in the future?
			<p>d. Guidelines Applicable to Districts ‘B’ and ‘E’:</p> <p>i. Garage entryways and/or driveways</p>	Should any of these guidelines be applied to Business Districts?

Development Standards	Commercial Arterial (CA) 4-2-120A	Business District Overlay 4-3-040E	Urban Design Regulations District B 4-3-100	Comments
			<p>accessible only from a street should not impede pedestrian circulation along the sidewalk.</p> <p>ii. Curb cuts should be minimized whenever possible through the use of shared driveways.</p>	
<p>G. PEDESTRIAN ENVIRONMENT: 2. Pedestrian Circulation: Intent: To create a network of linkages for pedestrians to improve safety and convenience and enhance the pedestrian environment.</p>			<p>b. Guidelines Applicable to All Districts:</p> <p>i. Delineation of pathways may be through the use of architectural features, such as trellises, railings, low seat walls, or similar treatment.</p> <p>ii. Mid-block connections are desirable where a strong linkage between uses can be established.</p> <p>iii. Decorative fences, with the exception of chain link fences, may be allowed when appropriate to the situation.</p>	Should any of these guidelines be used to enhance the pedestrian connection standards currently in Business Districts?
<p>2. Recreation Areas and Common Open Space:</p> <p>Intent: To ensure that districts have areas suitable for both passive and active recreation by residents, workers, and visitors and that these areas</p>			<p>b. Minimum Standard for Districts 'B' and 'E': Attached housing developments shall provide a minimum area of private usable open space equal to one hundred fifty (150) square feet per unit of which one hundred (100) square feet are contiguous. Such space may include porches, balconies, yards, and decks.</p>	

Development Standards	Commercial Arterial (CA) 4-2-120A	Business District Overlay 4-3-040E	Urban Design Regulations District B 4-3-100	Comments
are of sufficient size for the intended activity and in convenient locations; create usable, accessible, and inviting open space that is accessible to the public; and promote pedestrian activity on pedestrian-oriented streets particularly at street corners.				
1. Building Character and Massing: Intent: To ensure that buildings are not bland and visually appear to be at a human scale; and ensure that all sides of a building, that can be seen by the public, are visually interesting.			b. Minimum Standard for Districts ‘B’ and ‘E’: All building facades shall include modulation or articulation at intervals of no more than twenty feet (20').	Should this standard be applied in Business Districts? It would signify that walls along a street would need to be “broken up” where there is basically step or setback in the building at a minimum of 20’ intervals.
			d. Guidelines Applicable to Districts ‘A’, ‘B’, ‘D’ and ‘E’: i. Building facades should be modulated and/or articulated with architectural elements to reduce the apparent size of new buildings, break up long blank walls, add visual interest,	Should any of these guidelines be applied in Business Districts?

Development Standards	Commercial Arterial (CA) 4-2-120A	Business District Overlay 4-3-040E	Urban Design Regulations District B 4-3-100	Comments
			<p>and enhance the character of the neighborhood.</p> <p>ii. Articulation, modulation, and their intervals should create a sense of scale important to residential buildings.</p> <p>iii. A variety of modulations and articulations should be employed to add visual interest and to reduce the bulk and scale of large projects.</p>	
			e. Guideline Applicable to Districts 'B' and 'E': Building modulations should be a minimum of two feet (2') in depth and four feet (4') in width.	Should this standard be applied in Business Districts?
<p>2. Ground-Level Details:</p> <p>Intent: To ensure that buildings are visually interesting and reinforce the intended human-scale character of the pedestrian environment; and ensure that all sides of a building within near or distant public view have visual interest.</p>			<p>a. Minimum Standards for All Districts:</p> <p>i. Untreated blank walls visible from public streets, sidewalks, or interior pedestrian pathways are prohibited. A wall (including building facades and retaining walls) is considered a blank wall if:</p> <p>(a) It is a ground floor wall or portion of a ground floor wall over six feet (6') in height, has a horizontal length greater than fifteen feet (15'), and does not include a window, door, building modulation or other architectural detailing; or</p> <p>(b) Any portion of a ground floor wall having a surface area of four hundred (400) square feet or greater and does not include a window, door, building modulation or other architectural detailing.</p>	Should this standard for blank walls or something similar be applied in Business Districts?

Development Standards	Commercial Arterial (CA) 4-2-120A	Business District Overlay 4-3-040E	Urban Design Regulations District B 4-3-100	Comments
			<p>ii. Where blank walls are required or unavoidable, blank walls shall be treated with one or more of the following (see illustration, subsection I5d of this Section):</p> <p>(a) A planting bed at least five feet (5') in width containing trees, shrubs, evergreen ground cover, or vines adjacent to the blank wall;</p> <p>(b) Trellis or other vine supports with evergreen climbing vines;</p> <p>(c) Architectural detailing such as reveals, contrasting materials, or other special detailing that meets the intent of this standard;</p> <p>(d) Artwork, such as bas-relief sculpture, mural, or similar; or</p> <p>(e) Seating area with special paving and seasonal planting.</p> <p>iii. Treatment of blank walls shall be proportional to the wall.</p> <p>iv. Provide human-scaled elements such as a lighting fixture, trellis, or other landscape feature along the facade's ground floor.</p> <p>v. Facades on designated pedestrian-oriented streets shall have at least seventy five percent (75%) of the linear frontage of the ground floor facade (as measured on a true elevation facing the designated pedestrian-oriented street) comprised of transparent windows and/or doors.</p> <p>vi. Other facade window requirements include the following:</p>	

Development Standards	Commercial Arterial (CA) 4-2-120A	Business District Overlay 4-3-040E	Urban Design Regulations District B 4-3-100	Comments
			<p>(a) Building facades must have clear windows with visibility into and out of the building. However, screening may be applied to provide shade and energy efficiency. The minimum amount of light transmittance for windows shall be fifty percent (50%).</p> <p>(b) Display windows shall be designed for frequent change of merchandise, rather than permanent displays.</p> <p>(c) Where windows or storefronts occur, they must principally contain clear glazing.</p> <p>(d) Tinted and dark glass, highly reflective (mirror-type) glass and film are prohibited.</p>	
			c. Guideline Applicable to Districts 'B' and 'E': Use of material variations such as colors, brick, shingles, stucco, and horizontal wood siding is encouraged.	Should this guideline be applied in Business Districts?
3. Building Roof Lines: Intent: To ensure that roof forms provide distinctive profiles and interest consistent with an urban project and contribute to the visual continuity of the district.			b. Guidelines Applicable to Districts 'B' and 'E': i. Buildings containing predominantly residential uses should have pitched roofs with a minimum slope of one to four (1:4). Such roofs should have dormers or intersecting roof forms that break up the massiveness of a continuous, uninterrupted sloping roof. ii. Roof colors should be dark	Should any of these guidelines be applied in Business Districts?
4. Building Materials:			a. Minimum Standards for All Districts:	Should any of these standards be applied to

Development Standards	Commercial Arterial (CA) 4-2-120A	Business District Overlay 4-3-040E	Urban Design Regulations District B 4-3-100	Comments
Intent: To ensure high standards of quality and effective maintenance over time; encourage the use of materials that reduce the visual bulk of large buildings; and encourage the use of materials that add visual interest to the neighborhood.			<p>i. All sides of buildings visible from a street, pathway, parking area, or open space shall be finished on all sides with the same building materials, detailing, and color scheme, or if different, with materials of the same quality.</p> <p>ii. Materials, individually or in combination, shall have an attractive texture, pattern, and quality of detailing for all visible facades.</p> <p>iii. Materials shall be durable, high quality, and reasonably maintained.</p>	Business Districts?
			<p>c. Guidelines Applicable to All Districts:</p> <p>i. Building materials should be attractive, durable, and consistent with more traditional urban development. Appropriate examples would include brick, integrally colored concrete masonry, pre-finished metal, stone, steel, glass, and cast-in-place concrete.</p> <p>ii. Concrete walls should be enhanced by texturing, reveals, snap-tie patterns, coloring with a concrete coating or admixture, or by incorporating embossed or sculpted surfaces, mosaics, or artwork.</p> <p>iii. Concrete block walls should be enhanced with integral color, textured blocks and colored mortar, decorative bond pattern and/or incorporate other masonry materials.</p>	Should any of these guidelines be applied to Business Districts?

Development Standards	Commercial Arterial (CA) 4-2-120A	Business District Overlay 4-3-040E	Urban Design Regulations District B 4-3-100	Comments
			iv. Stucco and similar troweled finishes should be used in combination with other more highly textured finishes or accents. They should not be used at the base of buildings between the finished floor elevation and four feet (4') above.	
			d. Guideline Applicable to Districts 'B' and 'E': Use of material variations such as colors, brick or metal banding or patterns, or textural changes is encouraged.	Should any of these guidelines be applied to Business Districts?